Karen Johnson Davidson County
Batch# 1189570 DEEDQC
10/03/2024 11:20:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241003-0076795

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF October 2024.

Notary Public

MY COMMISSION EXPIRES: May 8, 2026
(AFFIX SEAL)

Andrew Suzore
State of Tennessee
Notary Public
Davidson County

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
NATASHA DANIELLE KYLE	**Same As Owner**	
(NAME)	(NAME)	**105-05-0-575.00**
1350 Horn Springs Rd		
(ADDRESS)	(ADDRESS)	
Lebanon, TN 37087		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **JOHN H. ELDRIDGE, III AND TRISTAN H. ELDRIDGE, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **NATASHA DANIELLE KYLE, SINGLE WOMAN,** ("GRANTEE") HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 2, N THE MAP OF A. V. JONES SUBDIVISION OF BLOCKS 2, 4, 6, 8, 10,12,14, AND 20 OF JONES AND DUBTEY'S ADDITION TO NASHVILLE, OF RECORD IN BOOK 57, PAGE 147, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JOHN H. ELDRIDGE, III AND TRISTAN H. ELDRIDGE, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP BY QUITCLAIM DEED FROM TRISTAN ELDRIDGE, UNMARRIED OF RECORD IN INSTRUMENT NO. 20220308-0025959 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 4, 2022 AND RECORDED ON MARCH 8, 2022.

This is improved property known as: 1021 Summitt Ave, Nashville, Tennessee 37203.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness our hands this the 1 day of ~~SEPTEMB~~October ~~ER~~ 2024.

JOHN H. ELDRIDGE, III

TRISTAN H. ~~ELDRIDGE~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared **JOHN H. ELDRIDGE, III AND TRISTAN H. ELDRIDGE** to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1 day of ~~SEPTEMBER~~ October 2024.

Notary Signature

My commission expires:

01/24/28

MAKAYLA WRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

Certificate of Authenticity

I, Andrew Suzore, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 1, 2024.

Date

Affiant Signature

October 3, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of October, 2024.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027